

# TO LET

25,464 – 51,492 Sq Ft

(2,365.61 – 4,783.61 Sq M)

- › Detached unit
- › Large Self-Contained Site
- › Two Loading Doors
- › 7.5m Eaves Hight
- › Prominent Frontage

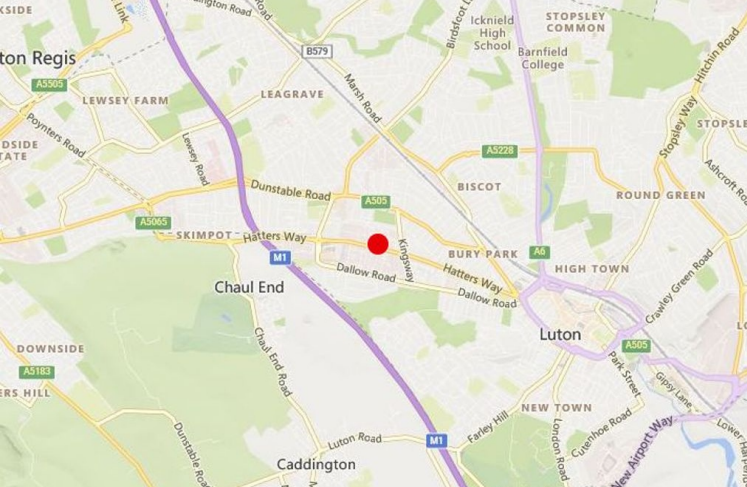


Unit 2b

Laporte Way, Luton, LU4 8RG

Contact: Eamon Kennedy or Paul Quay  
Tel: **01582 738866**  
[eddisons.com](http://eddisons.com)





## Location

- Unit 2B is located on the established Laporte Way Industrial Estate, approximately 1.5 miles north of Luton town centre.
- The estate benefits from excellent transport links, with Junction 11 of the M1 around 2 miles to the west, providing access to the national motorway network.
- Luton train station offers regular services to London St Pancras in around 25 minutes, and London Luton Airport lies approximately 4 miles to the south-east.
- The area is well established for industrial and logistics occupiers, with nearby tenants including Amazon, FedEx.

what3words

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Google Maps

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## Description

- The property comprises a detached high eaves warehouse, within a secure and gated perimeter site.
- The unit is of a traditional steel portal frame construction, with loading doors to the front along with profile steel sheet clad elevations.
- The property comprises of offices and facilities together with warehouse space at ground floor.
- There is an extensive mezzanine which has been fitted within the property.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £350,000. VAT is payable.

## Accommodation (Gross Internal Area\*)

<b>Total Floor Space (Excluding mezzanine)</b>	<b>2,365.61 SQ M</b>	<b>25,464 SQ FT</b>
<b>Mezzanine</b>	<b>2,418 SQ M</b>	<b>26,028 SQ FT</b>
<b>Total</b>	<b>4,783.61 SQ M</b>	<b>51,492 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: C - 67**

**Business Rates:** The rateable value is £191,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:**

## Contact:

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